

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0046079

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 12/20/2022 at 08:45 AM Document Number: <u>2022-0046079</u> Receipt No: <u>22-37980</u> Amount: \$ <u>34.00</u> Vol/Pg: <u>V:7926 P:124</u>	E-RECORDING



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
FEDERAL LAW.

Record and Return To:

4SIGHT PROPERTY MANAGEMENT
5151 HEADQUARTERS DR STE 280
PLANO, TX 75024-0023



Management Certificate

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by Clements Ranch Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Clements Ranch has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Clements Ranch filed of record on or about February 9, 2017 (the "Declaration") and recorded as Document #2017-0003008 in the Real Property Records of Kaufman County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Clements Ranch.

WHEREAS, the Association was duly formed on February 11, 2016, as Clements Ranch Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Clements Ranch.
2. Name of the Association. The name of the Association is Clements Ranch Homeowners Association, Inc. and is located at Kaufman County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Kaufman County Clerk's office.

Subdivision

Clements Ranch Phase 1
Clements Ranch Phase 2
Clements Ranch Phase 2B
Clements Ranch Phase 3
Clements Ranch Phase 4
Clements Ranch Phase 5
Clements Ranch Phase 6

Recording Data

Final Plat filed in Cabinet 3, Page 324 on 3/3/2017
Final Plat filed in Cabinet 3, Page 351 on 8/22/2017
Final Plat filed in Cabinet 3, Page 447 on 11/6/2018
Final Plat filed in Cabinet 3, Page 445 on 10/22/2018
Final Plat filed in Cabinet 3, Page 577 on 2/24/2020
Final Plat filed in Cabinet 3, Page 573 on 2/7/2020
Final Plat filed in Cabinet 3, Page 622 on 8/7/2020

4. Recording Data for the Declaration.

Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document #2017-0003008 on 2/9/2017.

Supplemental Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document # 2017-0019953 on 8/31/2017.

Supplemental Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Phase 3 and Phase 2B Recorded in the Property Records of Kaufman County, Texas as Document #2017-0028830 on 12/13/2017.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document #2019-0004475 on 3/1/2019.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document #2019-0006046 on 3/20/2019.

Supplemental Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Phase 3 and Phase 2B Recorded in the Property Records of Kaufman County, Texas as Document #2019-0011697 on 5/23/2019.

Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions Phases 4, 5 and 6 for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document #2020-0004895 on 2/24/2020

Amendment to Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions Phases 4, 5 and 6 for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document # 2020-00097865 on 4/14/2020.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Clements Ranch Homeowners Association, Inc., Recorded in the Property Records of Kaufman County, Texas as Document #2021-0026241 on 7/1/2021.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management
4760 Preston Rd, Suite 244-238
Frisco, TX 75034

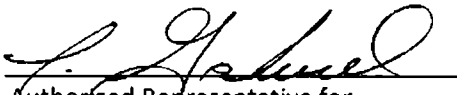
6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.
7. Website for the Association. The website for the Association is <https://clementsranh.4sightpm.com/>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175. The cost of the

working capital contribution is \$200 (developer to builder) or \$300 (developer to owner, builder to owner, owner to owner).

IN WITNESS WHEREOF, the undersigned has caused this Management Certificate to be executed as of the date first above written.

ASSOCIATION:

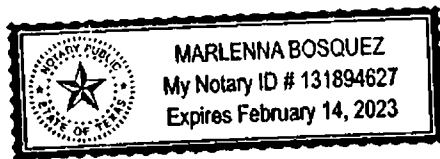
Clements Ranch Homeowners Association, Inc., a Texas non-profit corporation


By: 
Authorized Representative for
Clements Ranch Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this 14th day of December, 2022 by Todd Aschwend, Authorized Representative for Clements Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature